

## DEED RECORD

# 33586

## GUARDIAN'S DEED

THIS INDENTURE, Made the 10<sup>th</sup> day of August, Nineteen Hundred and eleven at Edw. M. Stotch State of Oklahoma, by and between S. J. Fuller the duly appointed, qualified and acting Guardian of

Ruford Depriest, a minor party of the first part, and H. H. Bell of Muskogee, Oklahoma the part y of the second part:

WITNESSETH, That, whereas, on the 7<sup>th</sup> day of July, 1911, the County Court, within and for the County of McIntosh State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Ruford Depriest, a minor situated in the County of Tulsa State of Oklahoma, described in said order of sale, now on file and record in said County Court, is hereby referred to

And, whereas, under and by virtue of said Order of Sale, and pursuant to legal notices given thereof, the said party of the first part, on the 28<sup>th</sup> day of August, A. D. Nineteen Hundred and eleven, sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Twenty five hundred and sixty two 38/100 DOLLARS, to H. H. Bell he being the highest and best bidder, and that being the highest and best sum bid.

And, whereas, the said County Court, upon the due and legal return of said proceedings under the said Order of Sale, made by the said party of the first part on the 8<sup>th</sup> day of August, A. D. 1911, upon certain other person appearing in court and raising the bid made on the 28<sup>th</sup> day of July, 1911 over 70% the said H. H. Bell raised the former bid made on the 28<sup>th</sup> day of July, 1911 to 3117.90 the County Court did on the 8<sup>th</sup> day of August, 1911, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part; a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the 10<sup>th</sup> day of August, A. D. 1911, in Book 77 on page 404, and which said order of confirmation now on file and of record in said County Court, and which said record thereof in said Register of Deeds' office, are hereby referred to and made a part of this indenture.

Now, therefore, the said S. J. Fuller as the Guardian of the said Ruford Depriest a minor

as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, and for and in consideration of the sum of Twenty one hundred and seventeen and 95/100 DOLLARS,

to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest and estate of the said

Ruford Depriest a minor enrolled as Depriest on Creek Indian Bill, opposite No. 2455 in and to all the certain lot, piece or parcel of land, situated, lying and being in said County of Tulsa, State of Oklahoma, and bounded and particularly described as follows, to-wit:

The North East quarter of the South West quarter and Lots Seven (7) and Eight (8) of Section Thirteen (13) Township Seventeen (17) North of Range Thirteen (13) East, containing 11 1/4 88 acres according to the government survey thereof except that portion used as a public road, being four rods wide across Lot 7 laid out and surveyed by the County Surveyor of Tulsa County Oklahoma,

together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, All and singular, the above-mentioned and described premises, unto the said party of the second part, his heirs and assigns, forever.

In Witness Whereof, The said party of the first part, Guardian as aforesaid, has hereunto set his hand the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF

S. J. Fuller

Guardian.

STATE OF OKLAHOMA, McIntosh County, ss.

Be it Remembered, That on this 10<sup>th</sup> day of August, A. D. 1911, before me, Lucy Shaw Notary Public within and for said County and State, personally appeared S. J. Fuller as the Guardian of Ruford Depriest, a minor

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated as his free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal, at said County, the day and year last above written.

(Seal) My commission expires Feb. 19, 1912, Lucy Shaw Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 14 day of Aug, A. D. 1911, at 8 o'clock and -- minutes A. M.

By H. C. Walley Deputy Register of Deeds.

(Seal)

Examined and approved on this 11 day of Aug 1911, Frankie W. Ruckelshaus Judge of the County Court of McIntosh County, Oklahoma.